

# KEYSTONE



Dales View Road, Ipswich, IP1 4HL

Offers In Excess Of £325,000

Detached House  
Lounge/Diner  
Cloakroom  
Garage & Driveway  
No Onward Chain

Three Bedrooms  
Kitchen  
Family Bathroom  
Popular Location

# Dales View Road, Ipswich IP1 4HL

Nestled in the sought-after area of Dales View Road, this immaculate detached house presents an exceptional opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The spacious reception room is inviting and perfect for both relaxation and entertaining guests.

The house is in pristine condition throughout, ensuring that you can move in without the need for any immediate renovations or repairs. Its modern design and thoughtful layout create a warm and welcoming atmosphere, making it an ideal home for those looking to settle in a vibrant community.

Dales View Road is known for its popularity, providing residents with easy access to local amenities, schools, and parks, making it a perfect choice for families. The surrounding area boasts a friendly neighbourhood feel, enhancing the appeal of this delightful property.

In summary, this detached house on Dales View Road is a rare find, combining comfort, style, and a prime location. Whether you are looking to buy or rent, this home is sure to meet your needs and exceed your expectations. Do not miss the chance to make this charming property your own.



Front entrance door  
Leading to hallway with radiator and stairs to first floor, tiled flooring and built-in understairs cupboard.

Lounge/Diner  
28'2 x 12'7

With bay window to front, patio doors to rear, window to side, two radiators and a feature fireplace.

Kitchen  
15'7 x 6'9

Fitted with a range of base units and drawers with matching wall mounted cabinets, a built-in hob and oven with extractor over, 1.5 bowl sink & drainer unit, space for washing machine, space for fridge freezer. Tiled flooring, heated towel rail and two windows to side

Conservatory  
11'8 x 6'1

With window to rear, window to side, French doors to rear and tiled flooring.

WC  
Fitted with WC, heated towel rail, tiled splash backs and window to side.

First Floor Landing  
With window to side

Bedroom 1  
14'1 x 10'8  
Bay window to front, radiator and built-in fitted wardrobes.

Bedroom 2  
12'9 x 10'1  
Window to rear, radiator and built-in fitted wardrobes.

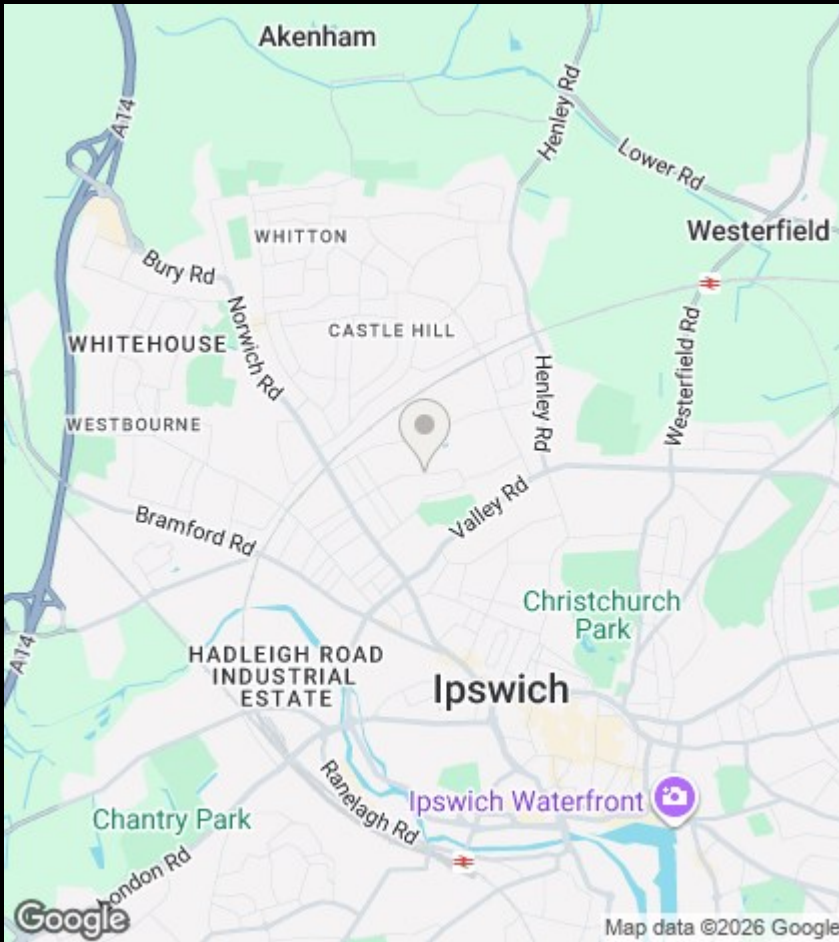
Bedroom 3  
10'0 x 6'9  
Window to rear, radiator and a built-in storage cupboard housing wall mounted boiler.

Bathroom  
Fitted with a suite comprising of panelled bath, vanity inset sink, WC, tiled splash backs, heated towel rail and a window to front.

Outside  
To the front of the property there is a double

driveway that leads to garage with up and over door, power light connected and a personal door to garage.

The side access leads to the rear garden which is predominantly laid to lawn with raised patio area and mature flower beds and borders.



## Viewings

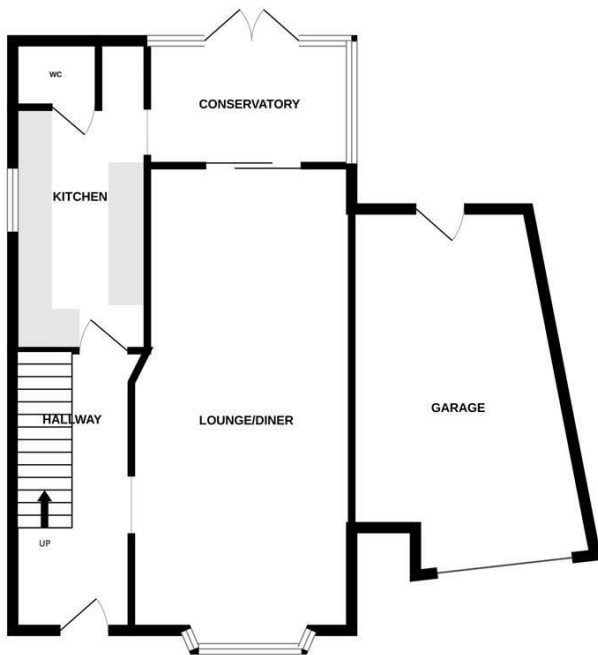
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

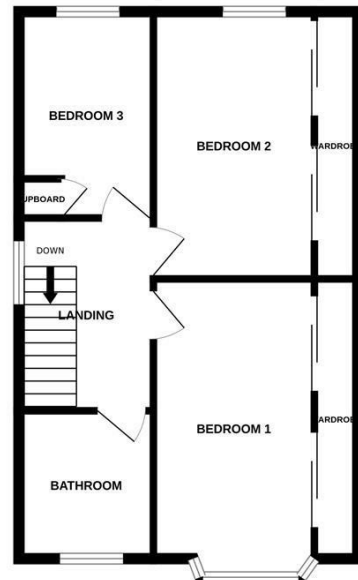
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025